

Before the Board of Zoning Adjustment, D. C.

Application No. 11787 of Gallaudet College, pursuant to Section 8207.2 of the Zoning Regulations for further processing of its approved Campus Plan to permit the construction of a nine story dormitory and approval of roof structures as provided by Sections 3101.46 and 3308 of the regulations, at the premises 800 Florida Avenue, N. W., located in the R-4 Zone, known as parcel 141/69.

HEARING DATE: November 26, 1974

EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. The proposed building will be nine stories high, plus basement. The total floor area of the building will be approximately 70,000 square feet, with each floor and the basement having approximately 7,000 square feet. Height will be 90 feet.

2. The building occupancy will be comprised of 245 students plus four counselors, (some of whom may have live-in families). Generally, there will be double occupancy of student rooms although there also will be seventeen (17) single-occupant rooms. The second, third, fifth, seventh and ninth floors will have thirty (30) students in seventeen (17) rooms, plus student lounges, toilet and service facilities. The fourth floor will have twenty-six (26) students in fifteen (15) rooms, a small counselor's apartment, student lounges, toilet and service facilities. The sixth and eighth floors will be similar to the ninth, but will have twenty-seven (27) students. The first floor will have fifteen (15) students in eight (8) rooms, a reception/control desk, a small counselor's apartment and student lounge areas. The basement will have a student recreation area, launderette, storage areas and mechanical/electrical equipment areas. The building will be constructed of masonry and pre-cast concrete, load-bearing wall structure, concrete floor construction. Site work and improvements are planned to interface with the existing campus development. On-grade parking will be provided for ninety (90) cars.

3. The National Capitol Planning Commission reported that the proposed building would not have an adverse affect on any Federal lands or projects of the national capitol, or be otherwise objectionable

4. The Department of Highways and Traffic stated no objections to the proposed dormitory as it would relate to traffic conditions in the area.

5. Mr. Kenneth Hammond, BZA staff architect reported that the proposed roof structure of the dormitory in question complies with Sections 3308, 3201.26 and 8207.2 of the regulations and recommended its approval.

6. No opposition was registered at the Public Hearing to this application.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above Findings of Fact and the record, the Board is of the opinion that the proposed dormitory and roof structures are in harmony with the purpose and intent of the Zoning Regulations and this application if granted would not adversely affect the use of nearby and adjoining property. The Board concludes as a matter of Law all pertinent Sections of the Zoning Regulations and Maps.

ORDERED:

That permission to construct the proposed dormitory and roof structures in question be and is hereby GRANTED.

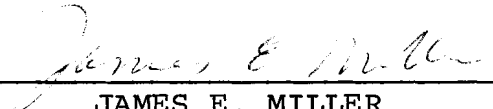
VOTE:

4-0 (Mr. Klauber not voting, not having heard the case)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: JAN 30 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.